Table 53-1

Design Requirements for Specific Uses - AG Agricultural District

Table 53-1 Design Requirements for Specific Uses - AG Agricultural District

Table 33-1			Boolgii Roqe	in omorne rei	Specific Uses -	710 71gillouit	arai Bisti ist			
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height
OSE SENSON IONTION				Dwelling or	from Adjacent	Building				
				Family Unit	Residential Lot	Line		(each)		
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)
Amusements / Industrial / Institutional / Motor Vehicles	2 acres				50	100	50	40	80	3
Natural Resources	2 acres				50 (bldg.)					3
RESIDENTIAL: CONVENTIONAL										
Lots recorded prior to 2-8-77	20,000					100	40	20	50	3
Lots recorded on or after 2-8-77	2 acres					175	50	40	60	3
RESIDENTIAL: CONSERVATION	.75 acre	2 acres	1.5 acres			100*	25	15	50	3
Transient Housing	2 acres			3,000		100	50	40	80	3
Retail Trade/Services	2 acres				50	100	50	40	80	3
Transportation, Communications and Utilities / Warehousing	5 acres				200	200	100	80	80	3
Public Utility Facilities					25		25	25	25	3
Sewage Pumping Stations					200		25	25	25	3
Rubble Landfills	100 acres									see §267-90

Minimum lot width requirements shall be subject to COMAR, § 26.04.03, regulations governing water supply and sewerage systems in the subdivision of land.

Table 54-1

Design Requirements for Specific Uses - RR Rural Residential District

Table 54-1 Design Requirements for Specific Uses - RR Rural Residential District

Table 34-1		D 0.	orgin reoquin o	monte for o	pecific 03e3 - Ki	t italai itooi	aontiai Bioti	101		
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height
USE CEASSII ICATION				Dwelling or	from Adjacent	Building				
				Family Unit	Residential Lot	Line		(each)		
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)
Amusements	5 acres				100	200	50	40	80	3
Institutional	2 acres				50	100	50	50	50	3
Natural Resources	2 acres				50 (bldg)					3
RESIDENTIAL: CONVENTIONAL										3
Lots recorded prior to 2-8-77	20,000					100	40	15 (total of 35)	50	3
Lots recorded on or after 2-8-77	60,000					125	40	20	50	3
Transient Housing	15,000			3,000		100	50	20	50	3
Transportation, Communications and Utilities	5 acres				200	200	100	80	80	3
Public Utility Facilities					25		25	25	25	3
Sewage Pumping Stations					200		25	25	25	3
Rubble Landfills	100 acres									See §267-90

Minimum lot width requirements shall be subject to COMAR, § 26.04.03, regulations governing water supply and sewerage systems in the subdivision of land.

Table 55-1

Design Requirements for Specific Uses - R1 Urban Residential District

Table 55-1 Design Requirements for Specific Uses - R1 Urban Residential District

Table 55-1		Des	siyii Nequile	ט וטו אוויטווט	becilic uses - Ri	Ulball Nesi	uciiliai Disti	ICI		
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height
USE CEASSII ICATION				Dwelling or	from Adjacent	Building				
				Family Unit	Residential Lot	Line		(each)		
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)
Amusements	5 acres				100	200	50	40	80	3
Institutional	2 acres				50	100	50	40	80	3
Natural Resources	2 acres				50 (bldg)					3
RESIDENTIAL: CONVENTIONAL										3
Single Family Detached	20,000					80	25	6 (total of 20)	50	3
RESIDENTIAL: CONVENTIONAL DEVELOPMENT WITH OPEN SPACE (COS)										
Single Family Detached	15,000					75	25	6 (total of 20)	40	3
Transient Housing	15,000			3,000		100	40	15 (total of 35)	50	3
Transportation, Communications and Utilities	5 acres				200	200	100	80	80	3
Public Utility Facilities					25		25	25	25	3
Sewage Pumping Stations					200		25	25	25	3
Rubble Landfills	100 acres									see §267-90

Table 55-2.1 Design Requirements for Specific Uses - R2 Urban Residential District (Part 1)

Table 55-2.1		Design	Requiremen		ric Uses - R2 Uri	oan Residen	tiai district (Part I)		
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height
USE CLASSIFICATION				Dwelling or	from Adjacent	Building				
				Family Unit	Residential Lot	Line		(each)		
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)
Amusements	5 acres				100	200	50	40	80	3
Institutional	2 acres				50	100	50	40	80	3
Natural Resources	2 acres				50 (bldg)					3
RESIDENTIAL: CONVENTIONAL										
Single Family Detached	10,000					60	25	6 (total of 20)	22	3
RESIDENTIAL: CONVENTIONAL DEVELOPMENT WITH OPEN SPACE (COS)										3
Single Family Detached	7,500					55	25	6 (total of 20)	22	3
Lot Line	7,000					60	25	0 to 5 total of 20	22	3
Semi-Detached	6,500					55	25	0 and 15	22	3
Duplex	12,000			6,000		80	25	15	22	1 1/2
Multiplex	2,400					50	25	24	0	3
Patio/ Court/ Atrium	6,000					55	25	0	22	1 1/2
Cluster Townhouse	2,400					24	0	10	22	3
Townhouse*	2,400					24	25	0	22	3

Design Requirements for Specific Uses - R2 Urban Residential District (Part 1)

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX Special Exceptions.

Maximum of 4 dwelling units per building block

Table 55-2.2 Design Requirements for Specific Uses - R2 Urban Residential District (Part 2)

Table 55-2.2		Design	Requiremen	its for Speci	tic Uses - R2 Uri	Dan Residen	liai District (Part 2)		
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height
USE CEASSII ICATION				Dwelling or	from Adjacent	Building				
				Family Unit	Residential Lot	Line		(each)		
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)
	15 000			2 000		100	ar.	10	40	
Transient Housing	15,000			3,000		100	35	(total of 30)	40	3
Transportation, Communications and Utilities	5 acres				200	200	100	80	80	3
Public Utility Facilities					25		25	25	25	3
Sewage Pumping Stations					200		25	25	25	3
Rubble Landfills	100 acres									See §267-90

Design Requirements for Specific Uses - R2 Urban Residential District (Part 2)

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX Special Exceptions.

Maximum of 4 dwelling units per building block

Table 55-3.1 Design Requirements for Specific Uses - R3 Urban Residential District (Part 1)

Tubic 00 0.1		2 00.g	9 9 4	, . o. op oo	0000 NO 01bu		2 .0 0 . (,			_
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum	1_
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building	Table 55-3.1
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height	e 5
USE CEASSII ICATION				Dwelling or	from Adjacent	Building					ှ မ
				Family Unit	Residential Lot	Line		(each)			_
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)	
Amusements	5 acres				100	200	50	40	80	3	
Institutional	2 acres				50	100	50	40	80	3	Desig
Natural Resources	2 acres				50 (bldg)					3	n Requ
RESIDENTIAL: CONVENTIONAL											iremer
Single Family Detached	7,500					50	25	6 (total of 20)	22	3	nts for S
RESIDENTIAL: CONVENTIONAL DEVELOPMENT WITH OPEN SPACE (COS) and PLANNED RESIDENTIAL DEVELOPMENT (PRD)											Design Requirements for Specific Uses - R3 Urban Residential District (Part 1)
Single Family Detached	6,000					45	25	6 (total of 20)	22	3	- R3 U
Lot Line	5,000					50	25	0 to 5 total of 15	22	3	rban R
Semi-Detached	5,000					50	25	0 and 15	22	3	esiden
Duplex	9,000			4,500		70	25	15	22	3	tial Dis
Multiplex (interior units)	1,800					18	25	0	25	3	trict (Pa
Multiplex (end units)	1,800					45	20	25	0	3	art 1)
Patio/Court/Atrium	4,000					40	25	0	22	1 1/2	

Table 55-3.2 Design Requirements for Specific Uses - R3 Urban Residential District (Part 2)

Table 55-3.2		Design	requiremen	its for Speci	lic uses - R3 uit	Jan Nesiden	ומו טוטנווכנ (i ait 2)		
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height
USE CLASSIFICATION				Dwelling or	from Adjacent	Building				
				Family Unit	Residential Lot	Line		(each)		
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)
RESIDENTIAL: CONVENTIONAL DEVELOPMENT WITH OPEN SPACE (COS) and PLANNED RESIDENTIAL DEVELOPMENT (PRD) continued										
Cluster Townhouse Dwelling	1,800					18	0	10	22	3
Townhouse	1,800					18	25	0	22	3
Row Duplex	6,000			3,000		22	25	0	22	3
Garden Apartment	9,600			2,400		120	30	20	40	3 w/loft
Mid-Rise Apartments (PRD only)	16,000			2,000		120	30	20	40	5
Mobile Home Park	10 acres			5,000	50	200	20	10 (total of 20)	20	1
Transient Housing	15,000			3,000		100	30	10	30	3
Transportation, Communications and Utilities	5 acres				200	200	100	80	80	3
Public Utility Facilities					25		25	25	25	3
Sewage Pumping Stations					200		25	25	25	3
Rubble Landfills	100 acres									See §267-90

Design Requirements for Specific Uses - R3 Urban Residential District (Part 2)

NOTE:

Table 55-4.1 Design Requirements for Specific Uses - R4 Urban Residential District (Part 1)

Table 33-4.1		Designin	cquirements	Tor Specific	0363 - 114 0100	ii itosiaciitic	ון זטוווכום וו	ai (i)			_
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum	1 _
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building	Table 55-4.1
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height	e 5
USE CEASSII ICATION				Dwelling or	from Adjacent	Building					5-4
				Family Unit	Residential Lot	Line		(each)			_
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)	
Amusements	5 acres				100	200	50	40	80	3	
Institutional	2 acres				50	100	50	40	80	3	Desi
Natural Resources	2 acres				50 (bldg)					3	Design Requirements for Specific Uses -
RESIDENTIAL: CONVENTIONAL										3	Jireme
Single Family Detached	7,500					50	25	6 (total of 20)	22	3	nts for
Lot Line	7,000					55	25	0 to 5 total of 20	22	3	Specif
Semi-detached	6,000					50	25	0 and 15	22	3	ic Uses
Duplex	10,000			5,000		70	25	15	22	3	- R4 ∪
Patio/ Court/ Atrium	4,500					20	25	0	22	1 1/2	rban R
RESIDENTIAL: CONVENTIONAL DEVELOPMENT WITH OPEN SPACE (COS) and PLANNED RESIDENTIAL DEVELOPMENT (PRD)											R4 Urban Residential District (Part 1)
Single Family Detached	6,000					45	25	6 (total of 20)	22	3	trict (Pa
Lot Line	4,000					45	25	0 to 3 total of 10	22	2]
Semi-detached	4,000					45	25	0 and 10	22	3	

Table 55-4.2

Design Requirements for Specific Uses - R4 Urban Residential District (Part 2)

Table 55-4.2 Design Requirements for Specific Uses - R4 Urban Residential District (Part 2)

Table 33-4.2		Design	rtoquii cinici	its for opcor	IIC 0363 - K4 UII	ouri recorderi	tiai Bisti iot (i uit 2)		
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height
OSE SEASSII IOATION				Dwelling or	from Adjacent	Building				
				Family Unit	Residential Lot	Line		(each)		
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)
RESIDENTIAL: CONVENTIONAL DEVELOPMENT WITH OPEN SPACE (COS) and PLANNED RESIDENTIAL DEVELOPMENT (PRD) continued										
Duplex	8,000			4,000		70	25	15	22	3
Duplex (PRD)	6,000			3,000		70	25	15	22	3
Multiplex (interior units)	1,800					18	25	0	25	3
Multiplex (end units)	1,800					45	20	25	0	3
Patio/ Court/ Atrium	3,000					40	25	0	22	1 1/2
Townhouse	1,800					18	25	0	22	3
Cluster Townhouse Dwelling	1,800					18	0	10	25	3
Row Duplex	5,000			2,500		20	25	0	22	4
Garden Apartment	7,200			1,800		110	30	20	30	3 w/loft
Mid-Rise Apartment	12,800			1,600		120	30	20	30	5
High-Rise Apartment	12,800			1,200		100	35	30	35	6

NOTE:

Table 55-4.3 Design Requirements for Specific Uses - R4 Urban Residential District (Part 3)

Table 55-4.5		Doolgii			IIC 0363 - K4 UIL					
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height
332 32, (33), 13, (110),				Dwelling or	from Adjacent	Building				
				Family Unit	Residential Lot	Line		(each)		
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)
Mobile Home Park	10 acres			4,500	50	200	20	10 (total of 20)	20	1
Transient Housing	15,000			3,000		100	30	10	30	3
_	10,000			0,000		.00	55		00	ა
Transportation, Communications and Utilities	5 acres				200	200	100	80	80	3
Public Utility Facilities					25		25	25	25	3
Sewage Pumping Stations					200		25	25	25	3
Rubble Landfills	100 acres									See §267-90

Design Requirements for Specific Uses - R4 Urban Residential District (Part 3)

Table 56-1.1

Design Requirements for Specific Uses - RO Residential Office District (Part 1)

Design Requirements for Specific Uses - RO Residential Office District (Part 1) Table 56-1.1

				тог орооппо		donicial Office				
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height
USE CEASSIFICATION				Dwelling or	from Adjacent	Building				
				Family Unit	Residential Lot	Line		(each)		
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)
Institutional	2 acres				50	100	50	40	80	3
Natural Resources	2 acres				50					3
RESIDENTIAL: CONVENTIONAL										
Single Family Detached	10,000					70	25	6 (total of 20)	22	3
Semi-detached	10,000			5,000		70	25	6 (total of 20)	22	3
Duplex	10,000			5,000		70	25	6 (total of 20)	22	3
Garden Apartment*	10,000			5,000		70	35	10	40	3
RESIDENTIAL: CONVENTIONAL WITH OPEN SPACE (COS)										
Single Family Detached	7,500					65	25	6 (total of 20)	22	3
Lot Line	7,000					60	25	0 to 5	22	3
Semi-detached	6,500					55	25	0 and 15	22	3
Duplex	12,000			6,000		80	25	15	22	3
Multiplex	2,400					50	24	24	0	3

Maximum of 4 units

The following uses - business and office equipment rental and leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, require a minimum lot area of 30,000 square feet

Table 56-1.2 Design Requirements for Specific Uses - RO Residential Office District (Part 2)

		_ ce.g		to to topoo.			.00 2.01.101 (,		
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height
USE CEASSII ICATION				Dwelling or	from Adjacent	Building				
				Family Unit	Residential Lot	Line		(each)		
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)
RESIDENTIAL: CONVENTIONAL DEVELOPMENT WITH OPEN SPACE (COS) continued										
Patio/ Court/ Atrium	6,000					55	25	0	22	1 1/2
Townhouse	2,400			3,000		24	25	0	22	3
Retail Trade/Services**	10,000				15	70	35	10	40	3
Transient Housing	15,000			3,000		100	35	10 (total of 30)	40	3
Transportation, Communications and Utilities	5 acres				200	200	100	80	80	3
Public Utility Facilities					25		25	25	25	3
Sewage Pumping Stations					200		25	25	25	3
Rubble Landfills	100 acres									See §267-90

Design Requirements for Specific Uses - RO Residential Office District (Part 2)

Maximum of 4 units

The following uses - business and office equipment rental and leasing, business equipment sales, party supply shops, photography equipment and supply shops, and medical equipment rental and sales, require a minimum lot area of 30,000 square feet

Table 57-1 Design Requirements for Specific Uses - VR Village Residential District

	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum	İ
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building	Tak
LIGE OF A COLETO A TION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height	Table 57-1
USE CLASSIFICATION				Dwelling or	from Adjacent	Building	'		'	3	57-1
				Family Unit	Residential Lot	Line		(each)			l
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)	İ
Institutional	20,000					70	35	20	40	3	
Natural Resources	2 acres				50 (bldg.)					3	Desig
RESIDENTIAL: CONVENTIONAL											n Requ
Single Family Detached	10,000					70	25	6 (total of 20)	22	3	Jireme
Lot Line	7,500					60	25	0 to 5 (total of 20)	22	3	nts for
Semi-detached	7,200					60	25	0 to 15	22	3	Specif
Duplex	10,000			5,000		70	25	6 (total of 20)	22	3	ic Uses
Transient Housing	15,000			3,000		100	30	10	30	3	; - VR \
Retail Trade / Services	10,000					70	25	10	40	3	'illage I
Transportation, Communications and Utilities	5 acres				200	200	100	80	80	3	Reside
Public Utility Facilities					25		25	25	25	3	Design Requirements for Specific Uses - VR Village Residential District
Sewage Pumping Stations					200		25	25	25	3	strict
Rubble Landfills	100 acres									See §267-90	

Table 58-1 Design Requirements for Specific Uses - VB Village Business District

		<u> </u>		CITIC USES - VD					
Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (stories)
10,000					70	25	10	40	3
20,000					70	35	20	40	3
2 acres				50 (bldg.)					3
10,000					70	25	6 (total of 20)	22	3
7,200					60	25	0 and 15	22	3
10,000			5,000		70	25	6 (total of 20)	22	3
15,000			3,000		100	25	10	30	3
10,000					50	25	10	40	3
10,000					50	25	10	40	3
				25		25	25	25	3
				200		25	25	25	3
5 acres				200	200	100	80	80	3
20,000				50	70	40	20	40	3
100 acres									See §267-90
	(sq. ft.) 10,000 20,000 2 acres 10,000 10,000 10,000 10,000 5 acres 20,000	Lot Area Lot Area (sq. ft.) (acres) 10,000 20,000 2 acres 10,000 7,200 10,000 15,000 10,000 5 acres 20,000	Lot Area Lot Area Average Lot Area (sq. ft.) (acres) (acres) 10,000	Lot Area Average Lot Area Lot Area Per Dwelling or Family Unit (sq. ft.) 10,000 (acres) (acres) 20,000 (acres) (acres) 2 acres (acres) (acres) 10,000 (acres) (acre	Lot Area Average Lot Area Lot Area Lot Area Per Dwelling or Family Unit (sq. ft.) or Use Setback from Adjacent Residential Lot (rom Adjacent Residential Lot (sq. ft.) 10,000 20,000 50 (bldg.) 2 acres 50 (bldg.) 10,000 5,000 15,000 3,000 10,000 25 25 200 5 acres 200 20,000 50	Lot Area Lot Area Area Average Lot Area Area Lot Area Per Dwelling or Family Unit (sq. ft.) Cor Use Setback from Adjacent Residential Lot (feet) Lot Width at Building Line (feet) 10,000 10,000 70 70 2 acres 50 (bldg.) 70 10,000 50 (bldg.) 70 7,200 50 (bldg.) 70 15,000 70 70 15,000 70 70 10,000 5,000 70 10,000 5,000 70 10,000 50 50 10,000 25 200 25 200 200 20,000 50 70	Lot Area Lot Area Area Average Lot Area Area Lot Area Per Dwelling or Family Unit (sq. ft.) Lot Area from Adjacent From Adjacent (feet) Lot Width at Building Eline (feet) Front Yard Depth Per Dwelling or Family Unit (sq. ft.) 10,000	Lot Area Lot Area Area Average Lot Area Area Lot Area Area Lot Area Dwelling or Family Unit (sq. ft.) Lot Width at Building Eline (feet) Front Yard Depth (feet) Side Yard Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width at Building Eline (feet) Lot Width Eline (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) All Side Yard Character (feet) <td>Lot Area Lot Area Area Average Lot Area Area Lot Area Per Dwelling or Family Unit (sq. ft.) or Use Selback from Adjacent Residential Lot (feet) Lot Width at Building Line (feet) Front Yard Depth Width (each) Side Yard Depth Width (each) Rear Yard Depth (feet) 10,000 </td>	Lot Area Lot Area Area Average Lot Area Area Lot Area Per Dwelling or Family Unit (sq. ft.) or Use Selback from Adjacent Residential Lot (feet) Lot Width at Building Line (feet) Front Yard Depth Width (each) Side Yard Depth Width (each) Rear Yard Depth (feet) 10,000

NOTE:

Table 59-1 Design Requirements for Specific Uses - B1 Neighborhood Business District

Tubic 07 T		2 00.9	to quii oimem	.е ге. ерее	O O O O O D I NO	9	- 				_
	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum	اا
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building	Table 59-1
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height	e 59
OSE CEASSII ICATION				Dwelling or	from Adjacent	Building					9 <u>-</u> 1
				Family Unit	Residential Lot	Line		(each)			
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)	
Amusements/Institutional	20,000					70	30	20	40	3	
Motor Vehicle	10,000				25	70	30	20	40	3	Desi
Natural Resources	2 acres				50 (bldg.)					3	Design Requirements for Specific Uses - B1 Neighborhood Business District
RESIDENTIAL: CONVENTIONAL											uireme
Single Family Detached	10,000					70	25	6 (total of 20)	22	3	nts for
Semi-detached	6,500					55	25	0 and 15	22	3	Specif
Duplex	12,000			6,000		80	25	15	22	3	ic Uses
Transient Housing	10,000			3,000		70	35	20	40	3	3 - B1 N
Retail Trade/Services	10,000				15	50	25	5	40	3	leighbo
Transportation, Communications and Utilities	10,000					50	25	10	40	3	orhood
Public Utility Facilities					25		25	25	25	3	Busine
Sewage Pumping Stations					200		25	25	25	3	ess Dis
Highway Maintenance Facilities, Landfills and Sewage Treatment Plants	5 acres				200	200	100	80	80	3	trict
Rubble Landfills	100 acres									See §267-90	

Table 59-2

Design Requirements for Specific Uses - B2 Community Business District

Table 59-2 Design Requirements for Specific Uses - B2 Community Business District

	Minimum	Maximum	Maximum	Minimum	Minimum Bldg.	Minimum	Minimum	Minimum	Minimum	Maximum
	Lot Area	Lot	Average Lot	Lot Area	or Use	Lot Width	Front Yard	Side Yard	Rear Yard	Building
USE CLASSIFICATION		Area	Area	Per	Setback	at	Depth	Width	Depth	Height
USE CEASSII ICATION				Dwelling or	from Adjacent	Building				
				Family Unit	Residential Lot	Line		(each)		
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(stories)
Amusements						50	25	10	35	3
Institutional/Motor Vehicle	15,000				25	50	30	20	40	3
Natural Resources	2 acres				50 (bldg.)					3
RESIDENTIAL: CONVENTIONAL										
Single Family Detached	7,500					60	25	6 (total of 20)	22	3
Semi-detached	5,000					50	25	0 and 15	22	3
Duplex	9,000			4,500		70	25	15	22	3
Transient Housing	10,000			3,000		70	30	10	40	3
Hotel/Motel	40,000			1,000	20	100	30	20	40	3
Retail Trade/Services					20	50	25	5	35	3
Transportation, Communications and Utilities	10,000				50	50	25	10	40	3
Public Utility Facilities					25		25	25	25	3
Sewage Pumping Stations					200		25	25	25	3
Highway Maintenance Facilities, Landfills and Sewage Treatment Plants	2 acres				200	100	80	50	50	3
Warehousing, Wholesaling and Processing	40,000				50	100	30	20	40	3
Rubble Landfills	100 acres									See §267-90

NOTE:

General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IV Nonconforming Lots, Buildings, Structures and Uses and Article IX Special Exceptions.

Table 59-3 Design Requirements for Specific Uses - B3 General Business District

Table 59-3		Desi	Jii Nequileii	ciils iui spe	cilic oses - ps (ociiciai busi	ilicaa Diatiit	· L			_
USE CLASSIFICATION	Minimum Lot Area	Maximum Lot Area	Maximum Average Lot Area	Minimum Lot Area Per	Minimum Bldg. or Use Setback	Minimum Lot Width at	Minimum Front Yard Depth	Minimum Side Yard Width	Minimum Rear Yard Depth	Maximum Building Height	Table 59-3
USE CEASSII ICATION	(sq. ft.)	(acres)	(acres)	Dwelling or Family Unit (sq. ft.)	from Adjacent Residential Lot (feet)	Building Line (feet)	(feet)	(each) (feet)	(feet)	(stories)	59-3
Amusements						50	25	10	35	3	1
Institutional/Motor Vehicle	20,000				25	70	30	20	40	3	1
Natural Resources	2 acres				50 (bldg.)					3	
RESIDENTIAL: CONVENTIONAL											l _
Single Family Detached	7,500					60	25	6 (total of 20)	22	3	Desig
Semi-detached	4,000					45	25	0 and 10	22	3] a
Duplex	8,000			4,000		70	25	15	22	3	equ
Apartments	5 acres			1,245		110	30	30	35	6	irer
Multiplex (interior units)*	1,800					18	25	0	25	3	l nen
Multiplex (end units)*	1,800					15	20	25	0	3	ts f
Lot line dwellings*	4,000					45	25	0 to 3 Total of 10	22	2	Design Requirements for Specific Uses
Patio/court/atrium*	3,000					40	25	0	22	1 1/2	Ë
Townhouse*	1,800					18	25	0	22	3	CU
Row duplex*	5,000			2,500		20	25	0	22	4	ses
Transient Housing	10,000			2,000		70	30	10	40	3	Ь̈́
Hotel/Motel	40,000			1,000	25	100	30	20	40	3	ଜୁ
Industrial	10,000			4,500	50	50	25	10	40	3	ner
Retail Trade/Services					25	50	25	5	35	3	<u> </u>
Transportation, Communications and Utilities	10,000				50	50	25	10	40	3	B3 General Business District
Public Utility Facilities					25		25	25	25	3] SS
Sewage Pumping Stations					200		25	25	25	3)istı
Highway Maintenance Facilities, Landfills and Sewage Treatment Plants	2 acres				200	100	80	50	50	3] <u>c</u>
Warehousing, Wholesaling and Processing	40,000				50	100	30	20	40	3	
Rubble Landfills	100 acres									See §267-90	

NOTE:

General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX Special Exceptions.

Section 2 of Bill 84-37 provided that said act "shall not apply to a prior conditional use approval authorized by the Board of Appeals or to any subdivision or development of land that has a recorded plat and has also received 3 or more building permits for the location of mobile homes by the effective date of said act".

*Only in the Chesapeake Science and Security Corridor.

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Table 60-1

Design Requirements for Specific Uses - CI Commercial Industrial District

Table 60-1 Design Requirements for Specific Uses - CI Commercial Industrial District

USE CLASSIFICATION	Minimum Lot Area	Maximum Lot Area	Maximum Average Lot Area	Minimum Lot Area Per Dwelling or Family Unit	Minimum Bldg. or Use Setback from Adjacent Residential Lot	Minimum Lot Width at Building Line	Minimum Front Yard Depth	Minimum Side Yard Width (each)	Minimum Rear Yard Depth	Maximum Building Height
	(sq. ft.)	(acres)	(acres)	(sq. ft.)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)
Amusements	10,000					50	25	10	35	36
Industrial					50	60	25	15	25	40
Institutional	40,000					100	30	20	40	36
Motor Vehicles	20,000				25	70	30	20	40	36
Natural Resources	2 acres				50 (bldg.)					36
Retail Trade/Services	10,000				25	50	25	10	35	36
Transportation, Communications and Utilities	10,000				50	50	25	10	40	36
Public Utility Facilities					25		25	25	25	36
Sewage Pumping Stations					200		25	25	25	36
Sanitary Landfills	2 acres				200	100	80	50	80	36
Warehousing, Wholesaling and Processing	20,000				50	70	30	20	40	36
Residential (Transient Housing)	40,000			1,000	25	100	30	20	40	3 stories
Rubble Landfills	100 acres									See §267-90
Mineral Extraction and Processing	2 acres				See §267-61					36

NOTE:

General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX Special Exceptions.

Section 2 of Bill 84-37 provided that said act "shall not apply to a prior conditional use approval authorized by the Board of Appeals or to any subdivision or development of land that has a recorded plat and has also received 3 or more building permits for the location of mobile homes by the effective date of said act".

Table 60-2

Design Requirements for Specific Uses - LI Light Industrial District

Table 60-2 Design Requirements for Specific Uses - LI Light Industrial District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (feet)
Amusements	10,000					50	25	10	35	36
Industrial					50	60	25	15	25	40
Institutional	40,000				50	100	30	20	40	36
Motor Vehicles	20,000				25	100	30	20	40	36
Natural Resources	2 acres				50 (bldg.)					36
Services	10,000				25	50	25	10	35	36
Transportation, Communications and Utilities	10,000				50	50	25	10	40	36
Public Utility Facilities					25		25	25	25	36
Sewage Pumping Stations					200		25	25	25	36
Warehousing, Wholesaling and Processing	20,000				50	50	25	15	25	40
Residential (Transient Housing)	20,000				25	100	25	10	25	3 stories
Rubble Landfills	100 acres									See §267-90

Table 60-3

Design Requirements for Specific Uses - GI General Industrial District

Table 60-3 Design Requirements for Specific Uses - GI General Industrial District

USE CLASSIFICATION	Minimum Lot Area	Maximum Lot Area	Maximum Average Lot Area	Minimum Lot Area Per	Minimum Bldg. or Use Setback	Minimum Lot Width at	Minimum Front Yard Depth	Minimum Side Yard Width	Minimum Rear Yard Depth	Maximum Building Height
OSE SERIOR TORRISON	(sq. ft.)	(acres)	(acres)	Dwelling or Family Unit (sq. ft.)	from Adjacent Residential Lot (feet)	Building Line (feet)	(feet)	(each) (feet)	(feet)	(feet)
Amusements	10,000					50	25	10	35	36
Industrial					100	60	25	15	25	40
Institutional/Motor Vehicles	40,000				25	100	30	20	40	36
Natural Resources	2 acres				50 (bldg.)					36
Retail Trade/Services	20,000				25	50	25	10	35	36
Transportation, Communications and Utilities	10,000				50	50	25	10	40	36
Public Utility Facilities					25		25	25	25	36
Sewage Pumping Stations					200		25	25	25	36
Sanitary Landfills	2 acres				200	100	80	50	80	36
Warehousing, Wholesaling and Processing					50	50	25	10	25	40
Residential (Transient Housing)	40,000			1,000	25	100	30	20	40	3 stories
Rubble Landfills	100 acres									See §267-90
Mineral Extraction and Processing	2 acres				See §267-61					36

Table 61-1 Design Requirements for Specific Uses - MO Mixed Office District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (feet)	Table 61-1
Amusements	10,000					50	25	10	35	36	D
Institutional/Motor Vehicles	20,000				25	70	30	20	40	36	esign
Natural Resources	2 acres				50 (bldg.)					36	Design Requirements for Specific Uses
RESIDENTIAL (TRANSIENT HOUSING)											ement
Country Inns, Tourist Homes and Resorts	10,000			2,000		70	30	10	40	45 or 3 stories	s for S
Lodging Houses, or Lodging Houses with Conference Centers	40,000			1,000	25	50	10	5	35	85	specifi
Industrial	10,000				50	50	25	10	40	30	c Uses
Retail Trade/Services					25	50	10	5	35	65	
Transportation, Communications and Utilities	10,000				50	50	25	10	40	30	MO Mixed Office District
Sewage Pumping Stations					200		25	25	25	30	Office I
											Distric
] -

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in 267-18 thru 267-88.